

D R A F T

AMENDED PROJECT NARRATIVE

THE LEGENDS AT TOSCANA 16-ZN-2004

This application was continued from its hearing date of December 6, 2004 for the purpose of amending the application to reflect an R1-10 PRD zoning district and amended development standards, showing a total density of 26 units. The site plan concept will remain essentially the same with fewer lots. The development standards will be amended to reflect average lot sizes of 10,000 square feet. The ingress, egress and traffic circulation will remain the same, but will service fewer homes. That will reduce the traffic impact to an even lower level than it is now.

Substantial public benefit is realized because this is a very low density housing development within a higher density area and replaces a rural or ranch use which no longer fits in the neighborhood and has been the source of numerous neighborhood complaints.

The property is located on the southwest corner of 94th Street and Sweetwater. It is currently being used as a training facility for buffalo and wolves. The site consists of a house, barn and several assorted shed rows and corrals. The current zoning for this site is R1-35. The proposal is to rezone this parcel to R1-10 PRD. The rezoning of this property will result in substantial public benefit. The project will reserve 24,575 square feet of the northeast corner of the property for a storm water retention basin and open space. The site will be a private gated community consisting of 26 single family lots. The site will have an extended landscape buffer featuring a meandering trail. The site will have a small park along with a water feature for the use of its residents. The four base floor plans are unique. All have garages set back from the front of the house. All plans incorporate multiple outside use areas, such as front, side and rear courtyards. The one-story plans have the master bedroom

extended to the rear allowing a much greater depth of actual usable rear yard. The unique designs allow the streetscape to vary and alleviate a straight line look. Driveways will be a minimum of twenty (20) feet. Minimum lot width will be sixty-five (65) feet. The design will be in complete compliance with the R1-10 PRD zoning requirements. Buyers will be offered all available choices for the exterior of their home, such as roof tile style, stucco style, stone veneer selections and colors. The intent is to create an environment of individuality, where all the homes have a different character while being complementary to each other. This will be accomplished by a strong architectural control committee consisting of the developer, architect, engineer and landscape architect. This proposed community will greatly enhance the general area and increase surrounding property values.

Amended Development Standards Justification Form
Please attach the proposed development Standards to this form

Which of the following development standards are requested for amendment?

10000 Sq. Ft. lot size: % of increase or decrease	0%	Average lot size	10000 sq. ft.
Minimum lot size	10000 Sq. Ft.	% of decrease	19% minimum size
80 ft. lot width: % of increases or decreases	18%	Minimum lot width	65 ft.
Flag lots are permitted			
Front setbacks	% of increase or decrease	33%	Minimum front setback
Rear setback	% of increase or decrease	20%	Minimum rear setback
Side setback	% of increase or decrease	29%	Minimum side setback

What are the major Community benefits

With the added depth in the lots, this will allow for increased privacy with front, rear and side court yards.

The site will have landscaped tracts along the perimeter and interior

The site will have a mini park incorporated as an amenity

Describe how these reductions result in better protection of environmental features than if the property were developed using standard lots sizes and setbacks.

The site configuration will allow increased privacy with sensitivity to neighbors. All homes have recessed garages allowing full depth driveways, and a streetscape, that garage fronts are not the first vision and the homes are not in a straight row. All homes have multiple courtyard areas.

What is the minimum NAOS required per ordinance ? not required

What is the amount of NAOS you are providing not required

What is the percentage of the overall site (gross parcel size) being dedicated in NAOS not required

Will the NAOS be shown as common tracts and dedicated on the final plat
Not required

Will the NAOS be dedicated with each lot as it comes in for development
Not required

Is the amount of NAOS being dedicated as part of the NAOS Density Incentive Provision of ESLO not required

DEVELOPMENT STANDARDS

SUBDIVISION NAME The legends at Toscana

CASE # 247-PA-2004 Q.S. MAP 31-50

ZONING R1-10 PRD ☒

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS
A. <u>MIN LOT AREA</u>	10,000 sf	10,000 sf Average
B. MIN LOT WIDTH	80 ft.	65 ft.
C. MAXIMUM BUILDING HEIGHT	30 ft	
D. MIN. YARD SETBACKS		
1. <u>FRONT YARD</u>		
a. FRONT (to face of building)	30 ft.	20 ft.
b. FRONT (to face of garage)	30 ft.	20 ft.
c. FRONT (corner lot, side street)	15 ft.	
d. FRONT (corner lot, adjacent to key lot, side street	15 ft.	
e. FRONT (double frontage)	30 ft.	20 ft.
2. <u>SIDE YARD</u>		
a. Minimum	7 ft.	5 ft.
b. Minimum aggregate	14 ft.	10 ft.
3. <u>REAR YARD</u>		
a. Standard Depth	25 ft	15 ft.
b. minimum depth (% of difference which can be occupied	30 %	
E. <u>DISTANCE BETWEEN BUILDINGS</u>		
A. Accessory and main	10 ft	
b. main buildings/adjacent lots	14 ft	10 ft.
F. <u>MAXIMUM WALL HEIGHT</u>		
a. FRONT	3 ft..	
b. SIDE	8 ft.	
c. REAR	8 ft.	

THE LEGENDS AT TOSCANA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, G.S.R.B.&M.,

ZONING R-4 PC3

SWEETWATER AVENUE

ZONING RI-5

CENTER OF SECTION 18
PND BRASS CAP



SCALE 1" = 40'

ZONING RI-7 PC3

SITE DATA:
10.823 AC GROSS
8.5627 AC NET
ZONING:
CURRENT = RI-35
PROPOSED = RI-10

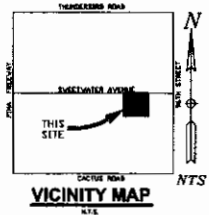
NOTE:
ALL EXISTING STRUCTURES LOCATED
WITHIN THE PROPERTY WILL BE
REMOVED.

EXISTING DRIVEWAY
EXISTING FIRE
HYDRANT

PROPOSED USE: ZONING RI-7 PC3

LARKSPUR DRIVE

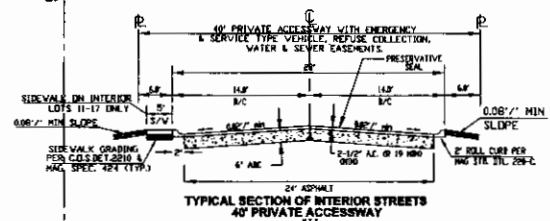
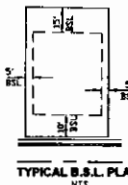
PND BRASS CAP



- LEGEND**
- PROPERTY CORNERS
 - SEWER MANHOLE
 - WATER VALVE
 - BRASS CAP
 - FIRE HYDRANT
 - WATER SERVICE
 - TELECOM JUNCT. BOX
 - CABLE TV
 - ELECTRICAL PVAL BOX

CONTRACTOR
LIFESTYLE CUSTOM BUILDERS, LLC
14331 N. 781 STREET, SUITE 300
PHOENIX, ARIZONA 85022
PHONE (602) 208-8547
FAX (602) 208-7882

BENCHMARK
BRASS CAP @ THE INTERSECTION OF
92ND STREET & SWEETWATER AVE.
ELEV=1428.40 (C.O.S. DATUM)



247-PA-2004

ALLEN CONSULTING ENGINEERS, INC.
2600 N. THUNDERBOLT CIRCLE, SUITE 100
MESA, ARIZONA 85205
PHONE (480) 844-1888
FAX (480) 844-1888
E-MAIL: allen@allenconsulting.com

THE LEGENDS AT TOSCANA
SWEETWATER AVE. & 94TH ST.
PRELIMINARY SITE PLAN

DATE	01-12-05
BY	ALN
CHECKED BY	ALN
APPROVED BY	ALN
REVISION	
DESCRIPTION	
DATE	